

A History  
of the  
Green Valley Country Club



1949 - 1974





HISTORY OF  
OUR FIRST TWENTY FIVE YEARS  
(1949 to 1974)

Including both  
GREEN VALLEY COUNTRY CLUB  
and  
GREEN VALLEY LAND AND DEVELOPMENT COMPANY

By:

ERNEST D. WICHELS and ROBERT W. BOARDMAN

October 5, 1974

THE UNITED STATES OF AMERICA  
DO hereby certify that  
(1907-1914)

Inclusive date

1907-1914

By: \_\_\_\_\_

1914



## PRESIDENT'S MESSAGE

To present and future Members of Green Valley Country Club:

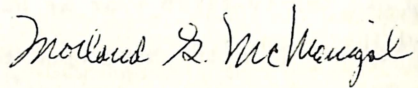
October 5, 1974

Your Board of Directors has deemed it appropriate that in this year of our silver anniversary, there be published the story of how our Club came into being. To afford it a more permanent record, there is reproduced herein the brief "HISTORY OF GREEN VALLEY COUNTRY CLUB, by Ernest D. Wichels, Secretary", which first appeared in our 1972 DIRECTORY. Ernie is now serving his twenty-fifth year as our Secretary. Lack of space prevented him from touching upon the dual nature of our organization. Our Charter Members simultaneously created two autonomous corporations. Each had a separate part to play and a separate set of officers. In addition to our Club, they created the GREEN VALLEY LAND AND DEVELOPMENT COMPANY. This became the land-owner and created our basic Country Club facilities, which it leased to our Club. This arrangement existed for eleven years. It was not until 1960 that our GREEN VALLEY COUNTRY CLUB became the owner of our facilities, free from encumbrances, and assumed complete responsibility for our fate.

The DEVELOPMENT COMPANY was dissolved in 1966 after having accomplished all of the purpose for which it was created. Their operations included 64 separate real estate transactions, over \$639,000, and the creation of our capital improvements made prior to 1960.

Robert W. Boardman (our fifth president) was Secretary Treasurer of the DEVELOPMENT COMPANY for its final seven years and always handled their real estate transactions in his title insurance office. Therefore, we asked him to combine his knowledge with that of Ernest D. Wichels and produce a historical summary. The result follows.

It is hoped that these narratives will be particularly interesting to those of us who did not have the opportunity to enjoy our Club from its inception.

A handwritten signature in dark ink, reading "Morland C. McManigal". The signature is written in a cursive style with a large, prominent 'M' and 'C'.

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MORLAND C. McMANIGAL,  
President



HISTORY OF GREEN VALLEY COUNTRY CLUB  
By - Ernest D. Wichels, Secretary  
(First published in the 1972 Club Directory)

History has been kind to Green Valley - we are, literally, steeped in centuries of Indian history, with later overtones of the Russian occupation. Spanish and Mexican ownership, Fremont's activities and the California Bear Flag revolt of 1846, and the pioneer agriculturists of Solano County.

The Country Club itself, now entering its 25th year, is old enough to have created a tradition to add to our historical heritage.

Early in the Spring of 1949, a group gathered to explore the possibility of a family club in Solano County. Among them were the O'Donnells, Willocks, Mullens, Petrichs, Chappels, Coons, Herberts, Reimers, Kingsburys, Paul O'Haras, Kenneys, Wichels, and one or two other families.

No less important than a site was the availability of adequate water. Napa's Carneros District, Glen Cove, Soscol Creek and the Walsh Ranch were considered. Then a map was secured from the Navy at Mare Island showing borings it had made during WW-I in Green and Suisun Valleys for additional water source.

Within a week, Irwin Reimers had secured an option on the F. Sidney Jones' 500-acre ranch, then the world's largest cherry orchard; Paul O'Hara processed the incorporation of the Green Valley Land and Development Company; and Ellis Mullen with the aid of Dr. Felix Rossi up-county, successfully sold 360 "stockholders".

We were the owners of more than 500 acres in California's most beautiful valley, and a mansion nearly a century old, built of the native stone. On March 6, 1950, a general membership meeting of the original 300 "stockholders" was held, and Dr. B. C. Kingsbury was elected President; Dr. Rossi, Vice-President; Robert H. Smith, Treasurer; and Mrs. James J. Herbert, Secretary. Mrs. Herbert left the community shortly thereafter, and Ernest D. Wichels succeeded her. The first meeting of the Board of Directors was held on March 28, 1950.

Everything seemed to happen at once! Reimer was "superintendent" of golf course construction, working with many others, including Dr. Nesting who transformed the "foreman's house" into a Pro Shop and Snack Bar. Messrs. Mullen and Chappell headed pool construction; Hollis Gray took charge of landscaping.

We had "watering squads" to keep the gardens alive; there were committees for horseshoes, badminton, putting, saddle horses on weekends. Will and Ruth Topley organized bridge

tournaments, Beth Nachbaur sought to transform the cherry packing shed into a Little Red Barn Theatre, and actually staged one production - on the site now occupied by the tennis courts. Mrs. Marchand planned the activities for children.

One of the early activities - and a real revenue producer was the slot machine installation. But that lasted only two years, and we became "moral".

Some interesting items on our first budget - \$75,000 for the entire 542 acres and all improvements! \$15,000 for Club House alterations, \$7,500 for furnishings, and \$30,000 for pool and appurtenances. Our first cost estimate for the course was \$110,000 - one can't even buy the sprinkling system today for that figure!

One of the first decisions made by the Directors at their initial meeting of March 6, 1950, was to ask the women to organize a "Women's Division"; it was done almost at once with Mrs. Anne Wichels as its first President. It has remained an integral part of the Club life ever since.

Our first Golf Pro was Glenn Holden who served with distinction until retiring in August, 1970. The founder and early editor of THE KEY was Dr. Walter I. Frank. Many hands, during those formative Spring and Summer months of 1950, transformed a cherry orchard into a playground that brought hundreds every evening and every weekend.

Like Judge Randall's thistle and clover eradicators, Mrs. Jones had her "garden committee" of Messrs. Dodini, Mangels, Jamieson, Bell, Syar, Willock and others. And that first year's Activities Committee, headed by Chairman Ellie Mullen, with Mrs. Lloyd Ragle and Messrs. Reimers, Mini, Peck, Tomasini and others.

Ours is a great heritage - across our golf course ran the original Fremont Trail between Sutter's Fort and Solano Mission in Sonoma; across our land in 1841, 2,200 head of horses, cattle and sheep kicked up the dust, enroute from Fort Ross to Sutter's Fort - John Sutter's purchase of all Russian property in our beautiful Club House mansion, built by pioneer Ramsey, lived Swift - the man who raised the Bear Flag in Sonoma Plaza on that June 14, 1846, and underneath much of our fairways lies the bones and the artifacts of generations of Indian pioneers! It was Swift's sister who became Mrs. F. Sidney Jones I, succeeded by the Jones II and Jones III, from whom we purchased our present land in 1949.



A PRELUDE  
By - Ernest D. Wichels

"... AND THEY CALLED IT GREEN HOLLOW ..."

This area in and around Green Valley was the ancestral home of many of the Plains Patwin Indians, part of the Wintun tribes of Central California. During the recent past, registered archeologists have been digging, identifying and preserving many early Indian traces on the F.S. Jones' Ranch just south of the Country Club. This was, indeed, a happy hunting ground for these natives; the first explorers found grizzly bears, deer, Wapiti elk, possum and, in the creek in the spring-time, many steelhead and trout. They called it "Green Hollow".

Early in the 1850's the first settlers came; they were agriculturists, and most of their Green Valley vegetables were shipped to San Francisco during Gold Rush days. These were transported by boat - first from the town of Bridgeport (just north of what is now INT-80), and later from Cordelia, Bridgeport's successor; both were located on a navigable slough which falls into Suisun Bay.

By 1858 the interest became grape-growing - first by John Votypka - then by the Shultz brothers, whose vineyards were located in "Shultz Valley" -- that offspring of Green Valley which begins at Rockville Road and continues eastward for half a mile. In 1860 they were joined, among others, by F. S. Jones (on our present Club property). He erected a very complete cellar capable of containing 50,000 gallons. (The basement of this cellar is now the patio barbeque in back of the Club House.)

During the 1870's a historian, J. P. Munro Fraser, representing Wood, Alley and Company ("History of Solano County, 1879"), visited the Valley, and these are excerpts of his description:

"This is without doubt the acme of perfection as regards scenery, no finer could scarcely exist anywhere. Starting from Bridgeport and taking a northerly direction, following the creek as it meets us with many a babble and rush, we enter the narrow dell which brings us into Green Valley proper. To the left are the bold and well defined mountains which separate Solano from Napa county; to the right are those which mark the boundary of Suisun Valley, while in front is a prospect of ravishing beauty of hill and glade, interspersed with wooded knolls and shady ravines, which almost defy description."

"On the hillsides appear acre upon acre of grape vines, arranged with the regularity and perfection of extreme nicety. After passing through what may be termed the throat of the vale, the scene extends into a wide amphitheatre of untold glory; at the upper end are the famous Green Valley falls, developing a prospect which repays any amount of fatigue and toil. From either hand the speaking rills pour their murmuring waters into the parent stream, after purling down the mountain sides in many a beauteous rapid and cascade; shady pools give promise of rare sport to the followers of the gentle art; wild flowers in inaccessible spots add quietude to the scene, while the swooping hawk high over head acts as a terror to the merry songsters as they flit in frightened excitement from branch to twig. Our feeble pen can give no semblance of an idea as to the beauty of this scene; appreciation can only be attained by seeing it for oneself."

Historian Fraser could not visualize the extent to which "civilization" has now crept into the Valley, but those of us who have hiked into these canyons and hills, who have journeyed the length and breadth of the golf course in all seasons, or have watched through the windows of the Coffee Shop or the Dome Room the changing kaleidoscope as the contours of our beautiful Green Valley hills change from the soft, cool greens to the warm tans, browns and taupes - we still feel and appreciate the beauty which awed Fraser.

But our story is the history of the Land and Development Company and of the Club -- and it began just a mere 25 years ago.



HISTORICAL REVIEW OF  
OUR FIRST TWENTY FIVE YEARS  
(1949 to 1974)

By: R. W. Boardman, Club President in 1954  
Secretary-Treasurer of Development Company - 1959 to 1965

October 5, 1974

The first twenty-five years of our history includes:

- (A) Basic and unprecedented changes in the character of our County.
- (B) The acquisition of 528.42 acres of rural land.
- (C) The conversion of 144.42 acres thereof into our Country Club.
- (D) The conversion of the remaining 484 acres into cash.
- (E) The conversion of the net proceeds from cash receipts into Club facilities.
- (F) The conversion of our organization from dual corporations into our present single governing body.
- (G) About a 200% change in cost of making capital improvements.

Each of these involved an overlapping series of events.

(These were exciting years and the story needs telling. Please understand that I was not selected to attempt this narration because of any known skill, but only because of my familiarity with the events.)

The best I can do towards furnishing a basis for perspective is to intersperse comparisons. Some of the figures will be approximate, but they will be based on authoritative sources.

When costs are mentioned, you will be reasonably safe in making the following assumptions:

- (1) An improvement costing \$100,000 in 1950 might cost \$300,000 in 1974.

- (2) An improvement costing \$100,000 in 1960 might cost \$200,000 in 1974.
- (3) An improvement costing \$100,000 in 1970 might cost \$130,000 in 1974.
- (4) A home costing \$25,000 in 1950 might cost \$75,000 in 1974.

On the subject of changes in the character of our County, consider the following:

First, you are reminded that at the time we organized in 1949, the Japanese surrender was three years behind us. Mare Island and Benicia Arsenal were scaling down. Much of their wartime housing was then standing empty. The future of Travis Air Base was still undecided, and had only temporary housing.

Aside from the military operations, in 1949 Solano County was an isolated, thinly populated area, primarily agricultural. It had less than one-third of its present population.

For example, consider the comparative populations, to-wit:

In 1949 Vallejo had 26,038 (it now has 76,098).  
 In 1949 Benicia had 7,300 (it now has 9,525).  
 In 1949 Fairfield had 3,118 (it now has 53,000).  
 In 1949 Vacaville had 3,000 (it now has 27,000).

Combined total in 1949 - 39,456 (in 1974 - 165,623)

Within the County, the communities were isolated from each other, and from other Counties, by what we would now consider primitive, two-way highways. Furthermore, our communities were not used to working together on projects. The enthusiasm of our group was not shared by the community as a whole. The conservative ones considered our plans to be impractical and overly optimistic. Even we had to admit that only a minority of our Charter Members were golfers and that none of us knew much, if anything, about how to build a golf course, to say nothing of how to operate one.

At this point in the narrative, I cannot resist describing what the Charter Members found upon their first exploration of Green Valley.

In 1949 there were only 31 residences and a two room grammar school within the five mile length of Green Valley. (Now we already have over 350.)



We were delighted to find that we were purchasing one of the jewels of the county. This was the Sidney Jones property containing 528.42 acres; composed of about 348 acres of hill lands and about 180 acres of improved bottom lands. (At that date such hill lands were unmarketable. Sidney Jones is quoted as having referred to the hill lands as being worthless, saying that once he had turned two old horses loose in the hills to graze but they nearly starved to death.) Aside from that, we had at least 180 acres of bottom land in an ideal setting, sufficient and well suited for a Country Club, with 30 acres left over to sell for homesites. The need for household water was fulfilled by the Vallejo City (Wild Horse Valley) pipeline running through the property. In the presence of creeks and an artesian well, we mistakenly assumed that the two existing wells would furnish a plentiful supply of irrigation water. The purchase price of \$74,500 for said 180 acres of bottom land was about \$400 per acre, which seemed fair enough.

Of course, we were absolutely fascinated with the historic residence (now some 110 years old) and the grounds, all in perfect condition. Outwardly the house itself looked much the same as now except that it was practically hidden behind the climbing plants, such as Boston ivy. We have added only the "Dome Room", enlarged the kitchen, added the Cocktail bar, storage rooms, refrigeration areas, central heating, air-conditioning, new wiring, and plumbing. When we acquired the beautiful building it contained a small elevator, which occupied the space where the present door connects the "front hall" with the "back hallway" to the kitchen and dining rooms. The senior Jones II had a heart condition, and used the elevator to reach the upstairs bedroom. (If you will examine the rail at the head of the stairs carefully, you will find that it has hinges on both sides and the center is cut through so as to provide a gate for the elevator. The present bottom rail is a recent addition.)

What our Charter Members saw was a stone mansion containing 7,000 square feet, six bedrooms, five baths, two living rooms, one dining room, kitchen, pantry, etc. with six fireplaces and spacious stone porches. Our present "Country Club Drive" was then an impressive private driveway approaching a circular driveway, lined with palm trees and surrounded with beautiful gardens, which we have not been able to afford to maintain. (A part of these gardens became our swimming pool.) There was a two car garage which we subsequently enlarged and used for years as living quarters for our kitchen crew. There was a long toolshed which we subsequently converted into our first dressing room for the swimming pool and used four years. In the rear of the residence there was, and still is, our barbecue pavilion with its large fireplace. (We used this a great



deal in our early years, but only occasionally recently.) This barbeque "pavilion" has historic significance. In the early years, subsequent to grain and certain field crops (notably potatoes for the San Francisco trade), wine grapes became the staple planting in Green Valley. (A sporadic effort was made, too, for the production of raisins.) The Jones' planted wine grapes, and built a large cellar, together with adjoining wine and brandy storage facilities. The present barbeque "pavilion" is the basement, or cellar, of that original winery. The stone building which now adjoins our Dome Room (and is now used for storage and extra bar) was the wine and brandy storage built of the old winery.

Nearer the creek there was a barn and stable facility for 20 horses. (You are reminded that in pioneer days this home was a social center and guests arrived in horse drawn coaches, surreys and on horseback.)

(In our first year we staged an evening barbeque and the horse barn made the biggest bonfire you could imagine.)

Just North of the main residence there was a substantial two story caretakers, six-room dwelling; which Dr. Sam Nesting and friends afterwards converted into a combination Coffee Shop, Pro Shop and Locker Rooms, which we used for those purposes for 14 years.

Subsequently we learned that the old home was built during the Civil War and had been occupied continuously by four generations of the Jones family, all using the name of F. Sidney Jones. From our conversations with Mr. and Mrs. Jones, it appears that the property became available because the once valuable cherry orchard was deteriorating rapidly from a fatal root disease and also because their gardeners and household help had left to take advantage of the high pay available in the shipyards, and; furthermore, they owned another fine home in the valley. Later Mr. and Mrs. Jones became Charter Members and active workers in Club projects. The great antique mirror in our "Dome Room" was a gift from Mrs. F. Sidney (Dorothea) Jones. She taught her children to dance in front of that mirror. (Some years later Dorothea whispered to me a family secret -- Grandmother Jones told her that our Sidney was not actually born in the house, but on the back porch.)

Now to the story of how our members transformed this quiet valley into a mecca for hundreds of families, with our Club as the magnet.

It took nearly two years of effort and careful planning before there were 300 Charter Members ready for a formal organization.

As of November 22, 1949, they created two corporations, to-wit:

- (1) GREEN VALLEY LAND AND DEVELOPMENT COMPANY, a California corporation (hereinafter referred to as "Development Company").
- (2) GREEN VALLEY COUNTRY CLUB, a non-profit corporation (hereinafter referred to as "Country Club").

The use of the dual corporations was adopted to take advantage of 20% in tax benefits, and also to separate the land development and money raising operations from those of the social and athletic activities.

For \$600, each family received 1 share of stock in the "Development Company" and for another \$15 each family received 1 dues paying membership in the "Country Club". (Said \$15 represented \$10 initiation fee plus \$5 for the first month's dues, which rate was to apply until 9 holes of golf were playable and some other club facilities ready for use. Thereafter the monthly dues were to be \$10.)

This started the "COUNTRY CLUB" with \$6,000 and a prospective income from the dues of \$1,500 per month, to be doubled when basic club facilities were ready for use.

This started the "DEVELOPMENT COMPANY" with \$180,000. Their first step was to purchase for \$74,500 the aforementioned 528.42 acre Jones' property, composed of about 348 acres of hill lands of dubious value, and 180 acres of improved bottom lands. The North boundary of said bottom lands was then the center line of the old rock wall which runs all along the North side of our No. 2 fairway. (Please keep this particular rock wall boundary in mind, because reference to it will follow.) The East and South boundaries were the present County roads. The hill lands we had acquired extended about two-thirds of the way up toward the skyline. (Said hill lands were then, and still are, bounded on the West and North by several thousand acres shared by Val-lejo and California as a watershed and game preserve.)



Shortly thereafter, the "Development Company" acquired from the City of Vallejo an adjacent strip of land, 35 feet wide and 1,473 feet long. Most members assume that the rock wall along our No. 2 fairway is our boundary. The fact is that our true boundary is 35 feet North thereof. (This strip is subject to restrictions recited in a technical report attached to our Policy of Title Insurance.)

The expenditure of \$74,500 for the Jones' property left the "Development Company" with \$105,500 (comparable to \$316,500 of 1974 dollars). Obviously, this was not enough to create a Country Club. This shortage was no surprise to our organizers. They knew they had no alternative but to adopt a commonplace land development procedure, to-wit:

(1) Buy undeveloped acreage. (2) Create a magnet on a portion thereof so as to enhance the value of the remainder. (3) Then market the remainder by a series of transactions, being careful that each sale further enhances the unsold portions. (From years of experience, I can tell you it is not as easy as it looks. The possibility of adverse changes in local economics is always a threat. It is hard to say what proportion of such procedures succeed. It takes know-how and a lot of luck.

Ours is an example of one such procedure that resulted in a complete success, but it took 16 years. During that interim, the life of our Club remained in jeopardy.

Fortunately for us, our organizers included Irwin Reimers, one of the most energetic and resourceful of individuals, and then already a highly successful professional in land development. He became the first President of the "DEVELOPMENT COMPANY" and was given a free hand. (He still carries the No. 1 Membership Card in our COUNTRY CLUB.)

Irwin Reimers served four years, accomplished wonders, and set the pattern which his successors adhered to.

Dr. B. C. Kingsbury (then 32 years of age) became the first President of our COUNTRY CLUB. Later he succeeded Irwin Reimers as President of the DEVELOPMENT COMPANY. He is the only one who is a Past President of both corporations. He carries the No. 2 Membership Card.

Under this dual operation, it was essential that both corporations succeed in their assignment. The assignment of the DEVELOPMENT COMPANY was to create the physical facilities required for Club use, and, thereafter be landlord to our COUNTRY CLUB. Both landlord and tenant were to share in the planning of Club improvements. At the same time, the DEVELOPMENT COMPANY was to proceed with their plan to sell homesites and other



lands so as to raise the additional funds needed to finance the improvements.

The assignment of the COUNTRY CLUB was to be tenant, pay the cost of furnishings, equipment, maintenance of facilities, and their operations. More important, the COUNTRY CLUB was to amalgamate their membership of comparative strangers into a general social program.

This landlord, leasee arrangement lasted for nearly 16 years (1949 to 1966).

For some years the "shareholders" of the DEVELOPMENT COMPANY" and the "Members" of the COUNTRY CLUB remained almost identical, and all our officers felt bound by a promise to the effect that they would not encumber the property and would not make any assessments against the members.

The two corporations were entirely different in their organization and in their operation. The officers of the two corporations were intentionally kept separate.

The COUNTRY CLUB followed the practices common to "Non-Profit" corporations and during its first 16 years had 16 Presidents, 16 Presidents of Women's Division, about 50 Directors and about 500 Members who served on one or another of the 11 Standing Committees, with the membership kept informed by a monthly publication. (Our "Key".)

On the other hand, the DEVELOPMENT COMPANY acted somewhat like a family business corporation, with only one commitment and a single means by which to accomplish it. Obviously, it was going to take years, expert handling, and strict adherence to the plan. This would be no time to change horses in the middle of the stream. Therefore, in the 16 years of its existence, the DEVELOPMENT COMPANY used only four individuals as Presidents, 4 Secretary-Treasurers and a total of 15 Directors. (Their names and the length of their service are shown on a page of this publication.) Aside from the officers of the COUNTRY CLUB, not many gave thought to their existence. Over the years, their operations fell into four successive phases. You may notice that the changes in their officers correspond with the particular proficiencies needed for each phase. They were quick to call in other stockholders to contribute their special skills, knowledge, efforts, equipment, etc. They were not bashful in asking and the responses were generous. When it was offered, they even accepted the use of personal credit, as you will see.

My first opportunity to take part came when Irwin Reimers needed a title insurance man to handle their purchase of the Sidney Jones ranch. This was followed by subsequent transactions. At that time, no one dreamed that the DEVELOPMENT COMPANY would have a total of 64 real estate transactions and handle about \$640,000. As a result, I had a front row seat throughout the entire series of events. (It was a very exciting performance.)

(Looking back, it now seems strange that the preconceived working plan of our organizers has not been heretofore reduced to writing.)

Under the game plan, the DEVELOPMENT COMPANY had the first move. It had the Jones' ranch paid for \$105,500 of working capital, Irwin Reimers with pretty much of a free hand, and high hopes, so they plunged ahead. They never did employ a professional golf course architect, but they chiseled free help from outsiders and were guided a lot by professional greens-keeper who subsequently became successful in designing other clubs.

Almost simultaneously they started the major projects, to-wit:

- (1) They let a contract for the swimming pool.
- (2) Someone transformed a toolshed into a bath house.
- (3) In the Club House, they had installed central heating, new wiring, new plumbing, some larger equipment in the Jones family kitchen, and a five foot temporary bar in front of the buffet in the corner of the dining room next to the kitchen, together with a half dozen slot machines.

In the meantime, Irwin Reimers was supervising the crews demolishing several old structures on the property which were not suited for any of our needs, clearing out the dying cherry orchard, land leveling, and otherwise preparing the ground for residential lots around the outskirts of the property and on both sides of the driveway, and, of course, the acreage to be used for our golf course. This was followed closely by the conversion of the appropriate cleared ground into our golf course. It was some months before it became noticed that the original plan for a 9 hole golf course was being abandoned in favor of a full 18 hole golf course. Where possible, those cherry trees which seemed healthy were left standing. Many such trees survived for several years.



For irrigation of the golf course, two large capacity wells were drilled. The one near our present equipment yard proved to be much the best. (This was the site of the old artesian well.) The second well was on our No. 1 Fairway and was never reliable in hot, dry periods. At times it was going dry and pumping almost as much air as water. During our first 12 years, these two wells were our sole source of irrigation water. It would have been possible to buy Vallejo water, but the cost was prohibitive. We had some bad years when we could do only selective watering. (At that time the Solano Irrigation District was only an unrealized dream. Much more on this subject will appear later in this writing.)

Right along with all this activity, the complicated process of developing homesites for sale was being crowded along. (We were depending on them for additional cash.) At that time we had the prestige of a community betterment and were given some priority. This helped us set a new record by having our first subdivision approved and the map filed within eight months, being "MAP OF GREEN VALLEY COUNTRY CLUB SUBDIVISION, NO. 1", filed July 31, 1950, containing 60 homesites adjacent to our proposed golf course. In this connection, we were required to dedicate the Eastern portion of Country Club Drive as a County Road. We were also required to advance substantial amounts of money to replace the bridge and extend the water mains, gas lines and telephone lines to each of the proposed homesites. (At that time there was no other residential subdivision within five miles. Ours remained the only one until eight years later.) Later we added another one-half acre building site near our No. 18 Tee.

The next step was to convert the 61 lots into cash, so we immediately offered the lots for sale at a public auction held in front of our Club House, with Members offered first choice and a discount on basic asking prices ranging between \$2,500 and \$3,300 (high prices for those days). The day was beautiful, but, except for the Jones residence, the scene was the center of a massive work of improvements in progress, with nothing much recognizable. William C. Elliott, Sr., a Vallejo Realtor, promptly bought four lots, and we thought we had it made. However, only a handful of others spoke up, each for a single lot. They included (I think) Herbert Graybeal, Neil Brown, Idella Church, William S. Jamieson, Lester Johnson, Dr. Felix Rossi and Ben Volkhardt. L. E. Mullen and others sent in checks shortly thereafter. In all, 23 lots were sold within the first year at an average price of \$2,775, for a total of about \$63,825. There probably would have been many more except for the fact that construction loans did not become easily available until several months thereafter, when basic Club improvements were completed and the Country Club was actually operating. (Bill and Suzanne Jamieson did not wait, but proceeded to build their home by the creek on our 15th Fairway. It was complete and occupied within six months.) (The first on our grounds.)



The DEVELOPMENT COMPANY was disappointed that other buyers did not appear. Their working capital was dwindling. Sales seemed to be at a standstill until B. C. Kingsbury brought in his friend Herbert A. Crocker, who purchased an option on the remaining 38 lots and a first right of refusal on the hill lands. The continuance of his option rights depended on his purchase of a given number of homesites each year, over a period of about five years. He was well financed and experienced and had as a junior associated Wm. H. McDevitt, a builder. We all learned to respect both of them. They bought five lots in December 1950 and started construction. Over the next five years, they paid cash for all 38 lots, buying several at a time, at prices ranging between \$2,350 and \$5,000. Most of their lots they sold fully improved. Some homes were built to buyer's specifications and others as speculations. (The homes they built were pleasant additions to our area and are now selling for 2 1/2 to 3 times the original price.) Crocker and McDevitt paid for their last lot in 1954. It is hard to calculate what proportion of our overall development costs should be charged against said gross sales proceeds, but obviously the net profit was considerably more than originally expected.

These sales to Crocker, combined with the sales to individuals, brought a gross amount of about \$170,000 to be added to the stockholders \$180,000, making a total of around \$350,000 available to the DEVELOPMENT COMPANY for use in fulfilling their assignment. (Said \$350,000 might be compared to two or three times that amount today.)

ON THE DATE CROCKER PAID FOR HIS LAST GROUP OF LOTS, OUR PROSPECTS FOR SUCCESS CHANGED FROM "DUBIOUS" TO "PROBABLE". THEY DID NOT CHANGE TO "ASSURED" UNTIL ABOUT 1962. IN THE INTERIM, OUR STATUS MOVED BACK AND FORTH BETWEEN THE THREE.

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This story will now revert back to 1950 and tell what the "Stockholders" and the "Members" had been doing.

First, let us forget for a moment the grim business of the DEVELOPMENT COMPANY, and talk about fun - the business of the Country Club.

You are reminded that back a few pages you were told that even before we got involved in the sale of homesite work had started on building the swimming pool and preparing the old Jones residence for the use of the Country Club. These two projects were started in the fall and took only a few months. In the meantime, the Club became a beehive of activity. The House Committee alone must have had at least 15 members and 5 subcommittees. One for dishes, one for kitchenware, one for hiring the

restaurant crew, one for the swimming pool lifeguard, and even one for wallpaper (Honest to God). (I remember very well because this is the only committee I could squeeze into.) At least half of the members of the House Committee were women.

By the time our first summer arrived, our swimming pool was ready for use, and the Club House was ready for business within its original walls with new kitchen equipment, silverware, dishes and furnishings, including dining tables on the front terrace, 100 bridge tables, 7 poker tables, and about a half dozen slot machines. The Club hired a cook, lifeguards, a bartender and two waiters and proceeded to give some parties in the original living rooms and also serving food and drinks on the porches and around the swimming pool. Everybody came and everyone was delighted. The service of drinks around the swimming pool was terminated after a child cut his foot on a broken glass. Shortly thereafter, a guest threw his glass into the pool and our head waiter, Peter Kuchinos, gave him the choice between jumping into the pool with his clothes on to retrieve the cocktail glass that the guest had thrown there, or being thrown in to do so. The guest in question was a prominent banker and elected to take the first choice, which he did to the delight of the evening crowd. (Shortly thereafter he became a member.) Almost every Saturday night we were all crowded into the living rooms dancing to peppy music furnished by a small combo which had a sexy little singer whose favorite number was "SQUEEZE ME".

To compensate for the crowded conditions in the Club House, there was a Hawaiian Luau with all the trimmings, including fisticuffs and follow the leader games in our party clothes, around and in the pool, and using the high-dive board. (We were all young in those days.)

There was also the hay ride for which someone promoted two massive, low-slung trucks, with drinks served aboard. In the Fall, there was the Halloween Party in the big cherry packing shed with the hay bales and bamboo and corn decorations, which brought us a complaint from the Fire Marshall and eventually caused the abandonment of the building for social occasions and its removal to make room for our fifteenth fairway. Any one of these activities may have been in either the first or second year, memory fails. Probably it was the second year when an Air Force General was made chairman of the Hawaiian Luau, with the result that masses of flowers and other decorations came in by plane on the morning of the party. TWA furnished the entertainment. Really, in those days there wasn't anything any member would not do for the Club.



While committees were numerous and all-inclusive in these formative days, a permanent and Club wife group was added in the spring of 1950, and has prospered to this very day. This is our WOMEN'S DIVISION OF GREEN VALLEY COUNTRY CLUB, with their bi-monthly luncheon and entertainment meeting scheduled for the women of the Club. Frequently there is some misconception of membership in the Women's Division -- there is no so-called "membership" or "joining". From the beginning it has automatically included every woman in the Club - all belong and all are invited to the bi-monthly luncheons and entertainment. So, whether you enjoy the cultural side of the Club or have a weakness for fashion shows, or are patient enough to listen to a Book Review, or can enjoy speakers like Count Marco, etc., please reserve a place at these programs for yourself and any guests you choose to bring. (You will find a complete list of the first 25 Presidents of this Division on a page of this booklet.

It was in the first two years that our lack of "know-how" was particularly noticeable. This was a trial and error period. Several times in those years, B. C. Kingsbury and Felix Rossi (Presidents number one and two) found that the bills were coming in faster than the dues were, with the result that there was not enough cash to meet the payroll, which they compensated for by drawing their personal checks as advances waiting for the receipt of dues. This was followed by a change in practices.

Within these two years, the first addition to the Club House was made. It was a party room about one-fourth of the area now included in our bar-lounge and Dome Room. This party room had a large circular bar. About one-third of it protruded into the dining and dancing area, but the larger portion was in the space now occupied by our downstairs washrooms. This project was unique in that only about one-third of the costs were paid by the DEVELOPMENT COMPANY, with the balance paid by the "Country Club" at a time when it was only a tenant, and hard pressed for cash. Therefore, the financing of this first addition must be mentioned, not only was it a novel, interest-free method of financing, but it involved personally over half of our membership. First, Country Club Director, Lou Nachbaur headed the committee to design, plan and execute the construction; his building committee estimated it would cost \$18,500 for the 1,800 square feet involved, plus about \$5,500 for furniture, decorations, etc., representing a total of \$24,000.

This all happened in August, 1951, and Director Logan (who became President the following October) headed the finance committee. There seemed to be only about \$9,700 available toward this \$24,000, so he proposed a campaign for issuing \$25 note



certificates, interest-free. These certificates, plus initiation fees, would finance the project. The \$25 notes were successfully "sold" on a volunteer basis to members. Each holder's name was placed in a capsule (of course, some members purchased a large number) and each month at the regular board meeting two, three, or four (depending on cash balance) would be drawn, and the respective member's account credited with \$25. The total was satisfied over three or four years from proceeds from the sale of new memberships in the Country Club.

No further additions to the Club House were made within our first 12 years. Both of our two front rooms continued to be used for dining. For really large parties (such as New Years), we served meals upstairs and down. (You can imagine how busy our staircase was at the time.)

This project brought to light the usefulness of Herbert L. Graybeal. Lou Nachbaur used him as co-chairman. Thereafter "Herb" served as Chairman, co-chairman, or leading light on practically every planning committee our Club has ever had. After all, if he was good enough to be Chief Design Engineer of Mare Island, he was good enough for us.

By the Fall of the second year, the "DEVELOPMENT COMPANY" had nine holes of the golf course ready for use, and Felix Rossi, then our President, hit the first ball. Of course, the grass was still thin and the course rough. This was before the day of golf carts, and there was always a dozen or so boy caddies. At that time it was not too uncommon a practice to have your caddy carry a few balls in his pocket, which he would drop upon signal, in the expectation of a tip. With such an arrangement there was little delay in finding a lost ball. In the meantime, the completion of the golf course was progressing with the help of the membership picking up rocks, chopping weeds, etc. Irwin Reimers was spending so much time with his crews that the general impression in Vallejo was that he had retired. (This was literally true.) Many members, for the first time in their lives, were taking golf lessons. The attendance at the parties was tremendous. Lots were selling slowly. Costs were running higher than expected. Pipelines were being installed for irrigation throughout the course. The Club had massive committees working late into the night, grass was growing and we were making friends. One officer resigned because he was sure we were going broke. A few were becoming discouraged and dropping out, but far more were learning to work together and were eagerly seeking the opportunity of contributing their time and effort.

It became a common practice for members of the House Committee to step behind the bar to serve and to help out at parties by serving refills of coffee, etc. at the tables. (At our first New Years Party, your Narrator picked up \$1.75 in tips by helping out around the tables.) It was discovered that it served the needs of the kitchen crew to live on the premises. So two members worked far into the night for two weeks to convert the garage into sleeping quarters.

Our third year was much the same, except that one new activity was added, being our "Men's Night". We had only three. Each time about fifty men gathered for dinner with a good speaker. Afterwards, they adjourned for card games, mostly five card draw poker or stud. There were several tables with an assortment of limits - 25¢, 50¢, and \$1.00. They were big successes; however, on our third night, a no-limit game appeared. For a couple of hours the boys played along with \$5, \$10, and \$20 bets. Then someone who did not know John Nelson raised him \$100 on the last card in a stud hand. John calmly called the bet and counted out another \$500 re-raise, which was stared at for a long time. It is not recorded whether or not the bet was called. In any event, the wives heard about this and that was the end of our "Men's Night". Thereafter, poker, craps, etc. were prohibited. About this time the Courts ruled that the anti-gambling laws applied to private Clubs like ours, Officer's Clubs, etc., so we lost our slot machines too. No one has ever told what became of our slot machines. It may be that there are those who may say the slot machines are buried somewhere on the property. If so, it becomes a part of the legend which also says that first-resident, Grenville Swift also buried gold here.

In our fourth year, our old friend, John Nelson (owner of Rockvill Quarry) accepted the assignment of Chairman of the Greens Committee, and he came to work with the grounds keepers and left with them, almost every working day of the year. At the same time, he was learning to play golf and he gave up both drinking and smoking in the hopes that it would help his game.

In the winter of 1952, the Valley had its biggest snow-storm in history and the Willocks and the Haydens got out their snow skis and skied down our No. 12 Fairway a few times without mishap. Maybe it was the next summer or later, but anyway, the only airplane landing we have ever had on our Club was a helicopter that Garry Rees hired in Vallejo to set him and a buddy down on our No. 1 Tee to visit our bar.

The beginning of the Korean War had a great impact on our Club. Mare Island swung back into full production and Travis Air Base grew by leaps and bounds with the civilian population



of our whole area following, and this growth has grown with increasing velocity. Somewhere along the line we left behind the question as to whether or not our community was large enough to support a first class Country Club.

At the beginning this was a serious problem, with so few of our members being golfers and the total far less than our capacity. There were many golfers in the military, particularly at Travis, but they were a transient group. From this came a form of "Military Memberships". We had as many as 100 at a time. They paid full dues. At the start, they paid a membership fee of \$50, which was afterwards raised to \$100. They paid the dues only during the periods they were stationed at Travis, with the payment of dues waived during intervals when they were temporarily absent from this area. This participation was a mutually enjoyable and profitable arrangement for a period of about nine years. By then, they had their own golf course at Travis Air Base and the membership dwindled and was finally eliminated entirely in 1974. Of course, the dues received from the military were of material benefit, but two handicaps appeared. First, on an average, the military boys were often more skilled than ours, with the result that they seemed to win most of the golfing contests to the chagrin of our fellows. Socially there were delightful. Second, some "do-gooders" complained that the airmen were suffering from lack of recreation and suggested that we contribute by permitting excursions in groups (even though they were not golfers) for a day on our golf course. We extended an invitation, which was followed by bus loads appearing with borrowed golf clubs. Some of them grasped such tools for the first time in their lives and succeeded in making tremendous impressions on our still thin grass, to our horror. This horror was shared by those airmen who were ardent golfers, with the result that this program was abandoned as soon as could be done gracefully.

So far this narrative has concerned itself primarily with our first four years when we were handicapped by lack of knowledge of how to run a Country Club. They found no problem on the social side, somewhat less on the golf side, and little trouble on the swimming pool side. However, although the food service was good, we had several dismal failures in our selections for management of the Club House. Then, late in our fourth year, Donald Willock prevailed upon Peter Kuchinos to become its Club House and Pool Manager. He served in that capacity for about 10 1/2 years. He was a true professional in the dining room and in the kitchen, both of which he was recognized as such by the employees therein.

The Chef made no objection when he usurped the making of coffee, salad dressings, sauces and setting up the menus. Pete

was not above personally serving special parties gourmet food, for a price. In his first six months, he changed the dining room operation from a loss to a profit, and continued to do so for several years. Unfortunately, after several years, Peter Kuchinos's health broke and his effectiveness faltered. After leaving us, to our mutual regret, his health was regained and he is now managing a successful restaurant in the Sacramento area.

Probably "Pete" will always remain the only manager to show a profit, because he had an advantage that on one else is likely to have. This was the opportunity to serve large outside, non-member groups and offer any or all club facilities, if, and only if, a substantial profit could be made. This practice is no longer permitted, but it was great while it lasted. (This subject will reappear later on.)

Now to get back to the operations of our DEVELOPMENT COMPANY. In our third and fourth years, periodically the "DEVELOPMENT COMPANY" found itself short of operating cash. They had the prospect of receiving the funds required from the sales progressing under the agreement with Herbert A. Crocker Company, but they had to convert this prospect into ready cash or stop work. Their pledge not to encumber the property was combined with the cold fact that the corporation had no credit at the bank. As an alternative, they substituted the personal credit of some of our Charter Members. Only one name will be mentioned. To wit: Ellie Mullen advanced \$15,000 to pay the cost of paving in the area of the Club House. In return he took an unsecured Promissory Note, which was repaid from sale proceeds. Several others joined in unsecured bank loans. These were in different amounts at different times as the occasion called for. At one time, they totalled as much as \$20,000, all of which was repaid prior to 1954 from sale proceeds.

After 4 1/2 years of firm and effective leadership, Irwin Reimers notified his Board of Directors that the part of our growth he had been particularly interested in was over, and he nominated B.C. Kingsbury to be his successor at the upcoming Annual Meeting in February, 1954.

This marked the end of PHASE ONE.

A summary at this point seems appropriate. On January 1, 1954, after 4 1/2 years, starting out with \$180,000 both the "DEVELOPMENT COMPANY" and "COUNTRY CLUB" were entirely free of indebtedness. The 18 hole golf course was complete with equipment adequate for its maintenance, with its swimming pool and



Club House in full operation and adequately equipped and furnished with adequate (if unique) bath house and combination pro-shop, coffee shop, locker and shower rooms - all under lease to a happy and uncomplaining tenant. Furthermore, the DEVELOPMENT COMPANY had developed all the homesites which it had expected to, with most of them already sold, with the balance under option to Herbert A. Crocker, who was making excellent progress towards purchase of the balance. This had been accomplished with a minimum of expense, and no lack of use of the respective skills and/or generosity of the membership.

At this stage, the DEVELOPMENT COMPANY had used 114.45 acres for our Country Club grounds and had used about 32 acres for the 61 homesites in the bottom land, which left 346.41 acres of hill lands, which was unsuitable for purposes of a Country Club and which up to this time had no known market.

By this time the active ones had foreseen the needed refinements and some of the problems which would have to be solved in the near future. Because our eventual success was so closely related to the abilities of our original leaders, it is interesting to notice that Irwin Reimers virtually handpicked as his successor, a man almost twenty-five years his junior. It must have been that he recognized in this supposedly strictly professional man the instincts of a born promoter. (Nothing derogatory intended.) Irwin's resignation was followed by a Stag Dinner well attended by his many friends, at which not a single kind word was spoken.

At this point in this narrative we say goodbye to Irwin Reimers because thereafter he made no suggestions to any of the subsequent officers, of either corporation; which policy is uniquely his own. His favorite response to questions is "I don't have the least idea."

Now to continue and tell about "PHASE TWO".

On February 2, 1954, Dr. B. C. Kingsbury became the second President of our GREEN VALLEY LAND AND DEVELOPMENT COMPANY and continued as such for four years, being 1954, 1955, 1956 and 1957.

Most of the Directors carried over.

The DEVELOPMENT COMPANY proceeded with refinements. Our first entirely new structure was our present bath house. As you can see, it is half buried and required a septic tank and considerable drainage. The corporation minutes of March 16, 1954 authorized an expenditure of \$5,500 for the construction,

pursuant to plans prepared by the COUNTRY CLUB with a stipulation that upon completion, the monthly rent would be increased from \$500 to \$580 per month. Contractor Jack Stegge and Neil Brown took the contract for \$5,500 with Russell Taft co-signing. They hit solid rock and all hope of breaking even was lost. After adding certain refinements (which they thought would be nice), they fulfilled their contract, accepted the \$5,500, and shared between them a loss of some thousands. The Board minutes of May 24, 1954 passed a Resolution in appreciation of their contribution and authorized the expenditure of \$100 for a plaque to be attached to the outside of the bath house. Jack Stegge was put on our Board of Directors and subsequently made generous contributions of the use of heavy equipment.

The minutes of August 9, 1954 includes a report of an acute water shortage. The existing wells had dropped off to a point where only four sprinklers at a time could be operated. A new well was drilled to a depth of 400 feet without finding any water of sufficient quantity to justify pumping. Another exploratory well was drilled without sufficient quantity to justify pumping. Another exploratory well was drilled without success. One of our existing wells was deepened by 20 feet, which increased its capacity, but not enough for our needs. We had no alternative but to accept the fact that in extra dry years we would not have a sufficient supply of irrigation water to keep our fairways green, but just enough to keep the areas close around our tees and putting greens reasonably green. An experiment was made with the use of water from the City of Vallejo mains, but it was found that the cost of one single watering of said limited areas was \$400, and this was beyond our financial means. (We shared this problem with our neighboring ranchers.) At the end of seven years, the Solano Irrigation District brought a supply of cheap water into our area, which became available to us. (More about that later.)

In 1955, the DEVELOPMENT COMPANY sold to Crocker the small homesite near our No. 18 Tee, and the entire area under the creek bed adjacent to Rockville Road. This made available extra working capital, without disturbing any needed access from Country Club Drive to the fairways.

About this time the DEVELOPMENT COMPANY received offers to purchase portions of the islands of undeveloped land between our No. 1 and No. 10 Fairways and between our No. 12 and No. 14 Fairways. The offers were substantial, but were never seriously considered.



This period around our fifth and sixth year was rather comfortable for both parts of our dual operation. The Club was making steady progress with the help of Peter Kuchinos as Club House Manager and Glen Holden settled well into his job and all of us having learned a good deal. The Club was living within its means by using income from "non-member" parties. The President of the "COUNTRY CLUB" reported to the DEVELOPMENT COMPANY that they were sound financially and had reasonable working capital. By this time about one-fourth of the homesites were fully improved. We began to hear from the new home owners the thought: "Now they were here, they hoped that no further homes would be built." They were blissfully happy with the quiet, the roaming deer, quail, squirrels, skunks and just a few rattlesnakes.

After months of heated debate and a miniature threat to recall the President of the Club, the first unit of our present Green-Keeper's equipment yard was built. More welcome were the toilets on the fairways, the Club House refurbished, etc.

The County as a whole was growing in population with freeways being built. Herbert Crocker was continuing to purchase lots as per schedule, as the demand arose.

In December of 1954 (our fifth year), the DEVELOPMENT COMPANY gave its first thought to the possibility of selling the hill land. They invited Herbert A. Crocker to make an offer, but he declined to do so. Probably because he still had plenty of empty lots and the existence of our Club had not as yet attracted many home buyers into the valley. So our officers looked elsewhere, but had to wait five years for success. In the meantime, there were other significant developments.

At the end of 1955 E. J. (Ellie) Mullen resigned from the Board of Directors of the DEVELOPMENT COMPANY because of his failing health. This was a matter of consequence to all our Pioneers. For them he was a shining star and the source of inspiration. He was responsible for more of our original memberships than any other individual, and his aforementioned personal loan of \$15,000 was only one of many acts of generosity by which we benefitted. Of course, over the years there were dozens of others who also made substantial contributions to our success. Far too many to permit mention of them all; however, to the pioneers, E. J. (Ellie) Mullen was a very special person and entitled to this special mention.

About this time the possibility of tennis courts was again explored, but reports obtained from other clubs were discouraging, so we put the thought aside.

The complacency of our officers disappeared when it was called to their attention that we were steadily approaching a possibly fatal situation. The warning came when a few shareholders complained because they had received no cash dividends from the proceeds of the sale of the homesites. They had heard of the attempts being made to sell the hill lands and hoped to receive cash dividends from it. Such claims were unexpected. It had been assumed that everyone understood that our DEVELOPMENT COMPANY was not ever intended to have any purpose other than the creation of a Country Club. A reminder of this was accepted by most; but some would not, claiming that they were not legally bound by the "intention", when unsupported by a written agreement. (A claim not taken lightly by our attorneys.)

A review of the records covering our first eight years disclosed that there had been significant changes since the time when we had 300 who were both shareholders and members, to-wit:

(A) The Club membership had increased from 300 to 400, of which only 209 were shareholders. The remaining 191 members were not shareholders in the DEVELOPMENT COMPANY. Some never had been.

(B) The DEVELOPMENT COMPANY still had 300 shareholders, but only 209 of them were still members of the Club. The ownership of the remaining 91 shares was divided, with the COUNTRY CLUB owning eight shares which had been assigned to them by retiring members, and the balance owned by either Charter Members who had sold their membership but retained their share of stock, or by others who had inherited a share from a deceased Charter Member. (Hereinafter these last two categories will be referred to as "non-member shareholders".)

Furthermore, this trend was accelerating, and if it continued at this rate for another 10 years or so, the result would be that "non-member shareholders" would hold a majority of the stock and be in control. (Some claimants chided us with what they could do in such an event.) Fortunately for us, this became more of a game of wits than serious battle. It was enjoyed by those who like such things and ended without any loss of friendships. This may have been fun for the claimants, but it was never fun for our officers. This situation triggered two years of intensive activity before a solution was found, and an additional six years of careful handling and piles of paperwork before the final check was written and the dust settled. The claimants kept the issue alive up to the very last day.



In response to this threat, 136 of those members of the Club who were also shareholders assigned their shares to the Country Club. (This vote of confidence did not detract from the legal rights of the claimants.) Under the circumstances, the DEVELOPMENT COMPANY had only two legal alternatives: either restrict its activities to making a profit for the shareholders, or wind up its affairs and dissolve the corporation.

Both made it urgent that we sell the hill lands, so they were advertised for sale. An offer was received from a Bay Area developer, but subject to certain conditions. The developer recognized that the value of the hill lands depended on our Country Club to act as a magnet strong enough to quickly draw at least 100 outside buyers into this then isolated valley. Up to this date, it had not done so to any great extent, not even enough for the inexpensive but choice homesites we had created. The developer thought that the Club needed substantial improvements and more stability before buyers could be expected to accept it as a quality Club. Therefore, in his offer to purchase he included requirements, which in effect were as follows:

(A) That concurrently with his purchase of the hill land, \$100,000 of the sale proceeds be put into a trust fund and used for additional improvements on the quality of the club, so as to ensure its continued operation and thereby enhance the value of the hill lands as residential property, and

(B) That title to the 144.45 acres occupied by it be deeded to the COUNTRY CLUB, free of indebtedness, subject to a restriction against any sale of any of its acreage within 10 years (expiring September 1, 1968) and that for at least 25 years (expiring September 1, 1983) it operate and maintain an operation equal to its present operation and that of other quality Country Clubs. The right to enforce said restriction is to be vested in the hill land owners.

This proposal was publicized to the stockholders of the DEVELOPMENT COMPANY and to the members of the COUNTRY CLUB, and a joint informal meeting of both groups was held with a large attendance. On a vote there was an approval of 2 to 1 in favor of accepting said offer or any like or better offer which presented itself. Thereafter, said offer was withdrawn for lack of financing. This was followed by two other similar offers, which, in turn, failed for the same reason.

This was frustrating at the moment, but much more had been accomplished than anyone then realized.

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#### SUGGESTION TO READERS:

It is suggested that you pause, go back and study again the special requirements made in said Offer of Purchase and the logic involved because these set a pattern followed in each of the subsequent offers, Agreement of Sale and Deeds, culminating in the Deed by which our Country Club became the owner of our present facilities, and the final dissolution of the DEVELOPMENT COMPANY. (We will never know for sure whether these would have stood the test of litigation.)

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At this point, we were nearing the end of December, 1957 (our eighth year). The insertion here of a summary of the history of our first eight years discloses that:

(A) The Club had prospered under eight presidents: Dr. B. C. Kingsbury, Dr. Felix Rossi, Dale Logan, Dr. Edward Giant, Robert Boardman, Dr. Louis C. Moore, Michael Fitzgerald and William Green. Albert Porter had just been elected President and LaVerne Tyler as Vice President. (Their accomplishments were beyond measure, being primarily personal relationships.)

(B) The DEVELOPMENT COMPANY had had two presidents: Irwin Reimers and Dr. B. C. Kingsbury, each having served four critical years. Their operations related to the use of funds, to-wit:

Funds received from 300 shareholders -	\$180,000 (comparable to \$540,000)
Received from CLUB as rent (about) -	44,800 (comparable to \$146,400)
Gross receipts from sale of 23 lots sold directly to members (about)-	66,400 (comparable to \$199,200)
Gross receipts from sale of 38 lots sold to Crocker (about) -	<u>106,400</u> (comparable to <u>\$319,200</u> )
Total of gross receipts (about) -	\$397,600 (comparable to \$1,204,500)

Aside from the \$74,500 paid for the Jones ranch, cost of taxes, insurance and development of homesites, said funds had all been expended in creating facilities for our Country Club. The DEVELOPMENT COMPANY had little cash remaining, but it still owned the Club area and the hill lands, all still free from indebtedness.



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We had now reached the point where the main issue was to succeed in making a sale of the hill lands to a subdivider, a subject on which our director, Attorney Russell Taft was an authority. Probably just because at that time it seemed the natural thing to do, Dr. B. C. Kingsbury notified the Board of Directors that he thought it would be healthy to have a change of officers and suggested that a new President and a new Director be elected at the upcoming annual meeting on January 7, 1958. Accordingly, on January 7, 1958, Attorney Russell L. Taft became the third President of the Green Valley Land and Development Company.

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Shortly thereafter, Russell L. Taft brought Tony Syar and the two Harms Brothers to view our hill lands and told them of the aforementioned terms of sale which our DEVELOPMENT COMPANY and COUNTRY CLUB had already agreed to. We were told that they tramped the hills, feel in love with it, and dreamed of having their homes on particular sites. The terrain did not dismay them because they were professional highway builders with heavy equipment to spare.

The result was that on September 25, 1958 there was recorded in Book 941 of Official Records at Page 521 an Agreement for Sale between our DEVELOPMENT COMPANY, COUNTRY CLUB and the DANIA AND MILTON CORPORATIONS (which were family corporations of Tony Syar and the Harms Brothers).

The sale price was \$222,846 with down payment of \$59,596.20 and the \$163,276.80 balance, plus interest, to be paid over a period of four years, all to be secured by a first Deed of Trust.

The terms of this Agreement for Sale were almost identical with those of the first Offer to Purchase herein before outlined in detail on page 25 of this review. This was particularly true of the requirement that \$100,000 of the sale proceeds be devoted to further Club improvements, and that the Club facilities all be deeded to the Country Club, free from indebtedness.

It was stipulated that this Agreement would not be binding on our two corporations until the shareholders had been given legal notice and approved the terms of sale. (The sale of the hill lands as contemplated would result in all the assets of the "DEVELOPMENT COMPANY" being reduced to cash, which would put the "DEVELOPMENT COMPANY" in a position to distribute the same to the stockholders on a pro-rata basis and then dissolve the corporation.) Shortly thereafter, legal notice was given to all of the shareholders by mail, making reference to the recorded Agreement of Sale for details.

On December 30, 1958, a formal meeting was held by the Board of Directors of the "DEVELOPMENT COMPANY" for the specific purpose of approving or disapproving the aforementioned "Agreement of Sale". There was not a single dissenting vote, so the aforementioned Agreement of Sale was officially ratified.

The second order of business at this meeting was the election of Officers. Russell L. Taft (having served exactly one year) asked to be relieved from further services as President or Director of the corporation, and the final officers for the corporation became:

Paul E. O'Hara, President  
A. P. Anderson, Jr. Vice President  
R. W. Boardman, Secretary-Treasurer  
R. E. Arvedi, Director  
A. P. Bosco, Director  
Romeo A. Mini, Director

CPA, Robert H. Smith continued as our official accountant. (Most of the time he even did our bookkeeping. It was years before I learned that he was not an official Director.)

This set of Officers served for the seven years it took to wind up the affairs of said corporation.

On February 8, 1960, there was recorded the three instruments required to formalize the terms of the Agreement of Sale. They were:

1. Deed to Dania and Milton Investments covering the hill lands.
2. Deed of Trust from them to LAND AND DEVELOPMENT COMPANY securing the \$163,276.80 remaining after the down payment of \$59,569.20 on the agreed sale price of \$222,846 payable in four annual installments of \$40,819.20 each.
3. Deed from LAND AND DEVELOPMENT COMPANY to GREEN VALLEY COUNTRY CLUB, a non-profit corporation covering our 144.58 acres, together with all the water rights and all the oil, gas, and mineral rights below 500 feet under all the original 528.42 acres purchased from Jones.

The title acquired by the Country Club under said Deed was restricted against sale by our Club within 10 years (now expired) and a restriction under which the Country Club was obligated to continue operating a Country Club on this property for a period of 25 years, expiring September 1, 1983. This acreage was conveyed subject to an easement 61 feet wide along our Northerly boundary in favor of the owners



of hill lands under the special conditions herein elsewhere referred to. (A technical report on this particular matter is on file among the title papers in our business office. The paper is entitled "STATUS OF EASEMENT ALONG NORTH BOUNDARY", dated November 12, 1973.)

Shortly thereafter, the Country Club received their Deed and a Policy of Title Insurance. Furthermore, the DEVELOPMENT COMPANY advised the COUNTRY CLUB that over the next six years it would be receiving the \$100,000 of the sale proceeds for additional improvements, together with their proportionate share of the cash dividend on dissolution of the DEVELOPMENT COMPANY, and that these funds would become available if, as and when the funds were actually received from the sale of the hill lands.

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The recording of said Deed to the COUNTRY CLUB foretold the end of the era in which there was a joint control of the destiny of our Club. Up until this date, our financial security was always questionable. Neither corporation had had any bank credit and both used a "pay as you go" policy, having no other alternative. However, everybody had developed a lot of "know-how", and the CLUB had acquired all the basic facilities, and many of the nicer ones, without going into debt. Furthermore, each of the 400 members had begun to pay \$5 per month into a "Capital Improvement Fund" which was building up at the rate of \$2,000 per month and designed to be applied towards refinements when it became possible. Said "Capital Improvement Fund" contained about \$20,000 by the time we were ready to proceed on the big building projects, and much, much more than that by the time we were ready to purchase the interior furnishings and equipment. In the meantime, this fund had added thereto large sums from "transfer fees" which now go into this same fund.

What they were striving for was a luxurious Club with proprietary memberships for all except the temporary military members. In this respect, most of the members who were shareholders and those who were not, had agreed upon a plan to compensate for variations in their respective membership fees. This was a strictly volunteer plan. One of the elements of this plan was that the participating "Shareholder-members" assigned to the CLUB any amount in excess of \$300 which might become due them as a shareholder upon the dissolution of the DEVELOPMENT COMPANY. It resulted in a contribution to the CLUB of \$137.47 by each of the 200 shareholder-members who joined in the plan. Eventually, this added \$27,000 to our building fund. (Nothing to sneeze at.) When we added this \$27,000 to the \$20,000 in the "Capital

Improvement Fund", and the \$100,000 expected from the proceeds of sale, we arrived at \$147,000 and began to get excited. (Said \$147,000 expected in 1960 was comparable to about \$294,000 in 1974.) However, our officers realized that said \$147,000 was not yet a certainty, because they knew that Syar & Harms had the right to take credit for any portions of their hill lands which governmental agencies refused to approve for residential use. If this happened it was to make a corresponding reduction in the funds available to the Club. (In the eyes of the principals, this amounted to a guarantee that all lands would be approved for residential use.) This possibility remained a live issue until they made their last payment on the Deed of Trust about five years later.

With respect to the \$100,000 which was to be used in making additional improvements on the COUNTRY CLUB, the practice was to disburse this piece-meal in proportion to the actual receipt of payments on the Deed of Trust.

When we began to prepare for the use of these funds, we had to take into consideration another element which was a part of our CLUB activities at that time, but which no longer is. Our newer members may not realize how different our operations were in and around 1958, 1959, 1960, etc. as compared to those today. For them, this too will be explained. (This reference is to income being received from groups of non-members.) During the period when the DEVELOPMENT COMPANY was making progress, the COUNTRY CLUB had not been sitting idle. The golf course had been developed to a point where it was becoming very popular and, under the effective management of Peter Kuchinos, the dining room had developed the reputation of serving the best meals in the County. (It did not have much competition at that time.) Of course, this resulted in a steady increase in patronage from our membership. In spite of this, both our Club House and golf course had a greater capacity than required for just our own membership. Then we began to receive requests for the use of our facilities from large outside groups. We welcomed such requests as a matter of course. It was then a common practice for private clubs to do so. Soon it became popular for organizations such as Service Clubs to hold their special parties in our Club House, paying a premium for our setting. Then we had school graduation parties, with both swimming and dancing. Our setting was used as a showcase for an assortment of inter-community activities. All this resulted in many new members and a welcome profit. The really big profits started when business firms began to use both our Golf Course and/or Club House for entertaining their sales personnel, office staffs, etc. They



were often large groups (50 to 150), wanting nothing but the best, busy at the bar, heavy tipplers, and prepared to pay a bonus. There were a few rare occasions when they wanted the exclusive use of all or part of our facilities, and this was granted in exchange for a bonus price and a guarantee. There was some grumbling by the membership, but as a whole they welcomed the profits. By far the greatest and most consistent revenue from outside parties came from the "Office Christmas Parties". During the Christmas Holidays, business houses made their reservations months in advance to get any of the dates between November 20 and January 10. We engaged dance bands far in advance. We accepted two or three for any of those evenings, handling up to a total of 200 guests per night. The bar bills alone were shocking, or beautiful, depending upon which side of the cash register you were standing. There were times when we had to turn business away.

Now you know why it was possible for Peter Kuchinos to show us a substantial profit from the Club House operations. This style of operation continued until after we completed the additions to our facilities, and then came to a grinding halt as a result of unexpected changes in governmental regulations. (These will be told of later.) However, when we planned our improvements it was taken for granted that we should provide enough space to accommodate the large parties without inconveniencing our membership.

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During this interval, two-thirds of our present Pro Shop was built. The old building continued to be used as our Coffee Shop and Locker Room.

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The COUNTRY CLUB did not intend to start any improvements until after they had received the expected funds; however, their Board of Directors did immediately appoint a Master Planning Committee to work up plans for additions to the Club House and a new building for a combination Coffee Shop and Locker Rooms. (It had already been decided that this building would be separate from the Club House.) The Planning Committee was composed of all Past Presidents, together with Herbert A. Graybeal (of course). R. W. Boardman served as Chairman, primarily as moderator, expeditor and spokesman. Of course anyone in the membership was available for call, and many were. (I remember in particular the professional help we had from John Burnham, Carl Recknagel and Alan Teicheira in connection with the comparative practicality of different proposals.) We had many, many meetings over a period of two years. At the

start we floundered around for weeks, until Dr. Felix Rossi (amateur architect) brought in some rough floor plans which centralized our thinking. Using these we got down to details. Those who have participated in the planning of their homes can visualize how many ideas developed and were sketched into a tentative plan, and afterwards changed time and time again, until the whole thing fitted together and all the family was in agreement. This is just the way this Committee worked. There were no Drones - everyone contributed. If one was to be selected as the greatest contributor, my nominee would have to be Herbert L. Graybeal. In addition to contributing his professional skills, he found for us an excellent draftsman who, under his supervision, made tentative plans in line with our thinking. Memory fails as to just how many of these there were before we were in agreement and had tentative plans ready for presentation to the Board of Directors. Such presentations were made to two successive Administrations before we were authorized to employ John Beland as our architect. It took him and his office crew several months to prepare formal plans. These were followed by more meetings and more conferences with the Board of Directors and several minor changes made in the plans. Then the Architect prepared final plans, with all elevations shown in detail, together with specifications and an estimate of costs. The intervening plans, as well as the final plans, were exhibited in the Club House for months at a time and discussed in two or three membership meetings.

By this time, the Master Planning Committee had reached the point where there was a complete lack of any public expression of disapproval. (Off the record growling continued and still does.) Therefore, the Master Planning Committee turned said Plans and Specifications over to the Board of Directors of the COUNTRY CLUB with a recommendation that they be accepted. This act represented the completion of the assignment of that Committee. (Incidentally, the improvements provided for in said plans, added to those made prior thereto, include all of every structure now existing on our grounds in this year 1974, except for four, to-wit:

- (1) The Pro Shop (two-thirds of this was built concurrently with the new Coffee Shop and the balance about 1969).
- (2) Some recent additions to the tool sheds in the utility yard.
- (3) The Cart Storage sheds behind our Club House.
- (4) The recently built Tennis Courts.

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All of this was great for the so-called Master Planning Committee. They had their thanks for work well done; but the Board had more than the building plans to worry about, to say nothing of whether or not we could afford such grand buildings, and they had not overlooked it.

While the Master Planning Committee was working, the Board of Directors of the Country Club had other Committees working on the procurement of new equipment for the enlarged main kitchen and the small kitchen in the Coffee Shop, clothes lockers and new furniture and furnishings throughout both buildings, etc. Rough estimates had been made of all items. (More about these Committees will appear later.) When our Finance Committee totalled these estimated costs, they found that it was around \$100,000 more than they felt we should spend. They found that in the plans there was a provision for a complete basement under the Coffee Shop for golf cart storage, general storage and a space for refrigeration, food storage, etc. directly under the Coffee Shop kitchen, to which it was to be connected by a stairway and a service elevator. It was estimated that by eliminating this full basement the costs could be reduced about \$85,000. Therefore, the Board decided to eliminate the basement. (Unfortunately, no one thought to make a change in the size of the kitchen so as to compensate for its loss of basement space.)

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About this time the Board had two encouraging pieces of news, to-wit: First, It was the end of our years of worrying about an adequate supply of irrigation water. At that time, the Solano Irrigation District ran one of their main lines in to our Club grounds and delivered to us 300 gallons of inexpensive water per minute, at 15 lbs. pressure. (The only pressure in the irrigation district line was gravity flow and our pumps just sucked the water out of the line instead of out of our well and deliver the water into our existing watering system with sufficient pressure to operate our sprinklers. This sounds like a small thing, but it was one of the major happenings in our history. Second, The DEVELOPMENT COMPANY reported that much of the money the CLUB was expecting from them was already available and that the CLUB could be assured that practically all the balance would be available in time for use in their improvement plans.

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After studying the estimated costs, the Board of Directors found that they would be able to avoid any further deletions from the planning by borrowing up to \$175,000 and that the CLUB could well afford to do so. Therefore, a loan was arranged with the Crocker Anglo National Bank in the amount of \$175,000; however, only \$151,500 of this was ever drawn from the commitment.

Now being in a position to do so, the Board of Directors invited bids from several selected General Contractors. This list was not limited to our own membership. The lowest and best bid was received from William E. Krull, who was not yet a member. His construction was divided into separate contracts and the costs were as follows:

- \$141,071.00 - for additions to the main Club House. (Construction started in April, 1962 and completed in March, 1963 - eleven months).
  - 112,824.00 - for the Coffee Shop, Locker Rooms, Showers, etc. (Construction started October 25, 1962 and completed in June, 1964 - nineteen months).
  - 2,027.60 - to John Beland for architectural fees.
  - 33,000.00 - to a San Francisco firm for installation of kitchen equipment in the main Club House and in the Coffee Shop, and a bank of refrigeration lockers.
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- \$288,922.60 - TOTAL

Of course said \$288,922.60 delivered buildings empty of furniture, furnishings, drapes, carpeting, lockers, etc. These must have cost considerable, but I was unable to assemble all the figures. All I can say is that my understanding is that by the time said two buildings were completed and also equipped, furnished, decorated, and otherwise made ready for use, the CLUB found that during 1961, 1962, 1963 and 1964, it had spent on them a combined total of around \$360,000. (Comparable to \$700,000 of today's money.) Of this, \$151,500 was borrowed money. (A hard account to follow.)

This was by far the biggest spending spree the CLUB has ever indulged in; however, the CLUB now had comparatively luxurious facilities. Of course, they hated the idea of being in debt in any amount, but their loan in the amount of \$151,500 could hardly be called unreasonable, and the terms were comfortable. (To some it will be interesting to note that during these crucial years our CLUB was fortunate enough to have as their Presidents a careful group, to-wit: Albert Porter, LaVerne Tyler, Arthur Garben, Sr., John Burnham, and B. H. (Barney) Russell.)

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At this point in the narrative, the story of the COUNTRY CLUB will be set aside for a recital of the final proceedings of the LAND AND DEVELOPMENT COMPANY.



It took the "DEVELOPMENT COMPANY" nearly another six years to wind up their financial affairs. (The details in this connection are all recited in the Official Records of said Corporation, which are now in safekeeping in the office of the Club.) Generally speaking, in addition to collecting the annual payments due from the purchaser of the hill lands, it included involved dealings with several Federal and State agencies and audits and certifications for the shareholders. It was surprising how much effort it took to run down the current mailing addresses of local and foreign shareholders. Some of these were scattered all over the USA and Europe. Notices to all such shareholders had to be handled by registered mail. A boundary survey was required with our share of the cost being \$10,000. There were fees for outside professional services, etc. The \$100,000 required to be used in capital improvements on the club grounds were disbursed with the use of a Bank Trust Fund. When they neared the end, the only assets which were not in cash were three Deeds of Trust representing balances due from lot sales. (Total about \$12,000) two of the Directors purchased them at face value and we were ready to close.

The final result was that by December 1, 1966, the net balance remaining for disbursement to the shareholders was \$131,241 meaning \$437.47 per share was due each shareholder. \$100 per share was disbursed on April 6, 1962 and \$377.47 per share was disbursed on December 1, 1966.

After some months it was discovered that three of the shareholders had not cashed their checks in that amount. They did not respond to inquiry, so, pursuant to an applicable code section, the payment on their checks was stopped and \$437.77 was deposited in their name in the Tennessee Street Branch of the Bank of America NT&SA. The Bank advised them of the deposit and sent each a passbook. This made it possible for use to close our account at the Bank.

(You will notice that each of the shareholders had returned to them all but \$162.53 of the \$600 cost of their share. The addition of normal dues to said amount represented the cost of their membership during the period that they remained members of the Club. The member shareholders who assigned their share to the Club for \$300 did so knowing that the Club would make a profit thereon. Actually, this profit to the Club amounted to about \$28,000. This constituted fulfillment of the purposes for which the corporation had been formed. The final official act was to direct the Secretary to deposit all the records of the corporation in the Business Office of the Club in Green Valley, with a memorandum that it was to be opened for inspection by any shareholder.

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Now this writing will return back to the history of the "COUNTRY CLUB" subsequent to the date of March 3, 1960 when the Club received their Deed from the "LAND AND DEVELOPMENT COMPANY" to our present property.

The years 1961, 1962, 1963 and 1964 were years of transition for the Country Club. Momentous decisions were made. The sound of hammers and saws filled the air all through the two years it took to complete the construction work, followed by the several more months it took to install the interior equipment, furniture and furnishings. Several committees became involved. Of course this included areas in which women were prominent. Among others, they probably included Muriel Castagnetto, Isabel Anderson, Patricia Bosco, Dorothy O'Hara, Anne Wichels and/or Barbara Chappel, because over the years they were constant contributors in this field; with Muriel being at, or close to, the top, at least when it came to talking money out of the Finance Committee. (Her latest contribution was as Chairman of our recent Silver Anniversary party with its unexcelled decorations.)

During the construction, our Club House was closed for several months and we lost Peter Kuchinos as Manager; but in the summer of the thirteenth year of our history, we were able to open for business and we celebrated with a big party in our new Dome Room. (We had air-conditioning and downstairs toilets for the first time.) Spirits were high. We thought we had our problems behind us. Our new kitchen was capable of handling 400 guests. We had plenty of water for our golf course. We had luxurious facilities. We were financially sound. We had a top-flight set of Officers. (In other words, we were smug.)

What we did not foresee were two black clouds coming over the horizon. Otherwise our Club has prospered, so the balance of this history will be restricted mostly to the two setbacks the Club has had to deal with.

The first problem related to the practice we had been following with respect to allowing non-member groups to use our facilities. During the construction period, the social activities of the Club were interrupted for long intervals and habits were broken. The result was that when we reopened for business we suffered from a lack of patronage in the main dining room. Even our own parties lost their popularity. We no longer had Peter Kuchinos with us to stir us up. Our Club had new and effective competition as a result of new commercial dining facilities in the County. What was worse was that our new competition joined in a complaint against us, filed with the U.S. Internal Revenue Service, State Franchise Tax Board and the State Board of Equalization. They challenged the "non-profit"



status under which we had been enjoying a tax benefit of 20% to 25%. Our liquor license was also challenged. It was claimed that we were "unfair competition". If they had been successful in their complaints, we would have had to start paying a tax from 20% to 25% on the gross amount of our revenue, including dues, green fees, locker rent, golf carts, etc. We were audited by all agencies. We barely escaped heavy penalties for past operations, but ended up with only a permanent restriction against such "outside income" in excess of a percentage to be controlled by said agencies, particularly the State Franchise Tax Board. We were allowed a period to scale down our operation. To start with, we were allowed a 15% "outside income" authorization. Afterwards this was reduced to the point where we now have only a 5% allowance. We have been audited regularly ever since. The burden of proof is on us. All large parties and cash items are suspect and must be substantiated with proof. Every item must be paid for by a member, evidenced by his signature. About the only things that are permitted are private cocktail parties, wedding receptions and family parties where the hosts are members. Such things as Christmas Parties for business houses are always suspect, and they get by only if the Company is solely owned by a member and all is charged to his personal account. Aside from the loss of patronage, the Club is subject to considerable extra costs in maintaining our account records in detail sufficient to pass inspection. (Incidentally, we learned that this same type of experience was shared by many other private Clubs, golf and otherwise.)

Of course this was a serious setback. It meant the end of the outside patronage which had made our Club House a profitable operation. It has seldom been self-sustaining since that time. However, it was never intended to be any more than any other of our activities are. It is surprising, but our records disclose that a sizeable proportion of our membership use no other facility of our Club except the Club House. While we are on the subject of the Club House, this narrative will skip ahead several years to 1970. In that interim, the Club adopted a new by-law to the effect that each family membership spend in our dining room or coffee shop a minimum of \$60 within each three month period. This has not been popular, but generally accepted as being preferable to the alternative. Over the years patronage has increased steadily and our monthly parties have become more and more popular.

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We built our first tennis courts in 1968. In 1974 we added the second unit, together with toilet facilities and a small pro shop. This complex of six tennis courts represents about \$56,000. That this improvement was appropriate seems so self-evident that no other words are needed.



The second serious problem we encountered related to our supply of water for irrigation. (It is the life blood of any golf club, and some clubs pay as much each summer month as we do for the entire year.)

You are reminded that during our first ten years our only source of water was from our two wells, which were inadequate. Then in 1960 we had irrigation district water through a four inch line at 15 pounds pressure, 300 gallons per minute. Seven years later this was increased to a six inch line delivering 450 gallons per minute at 60 pounds pressure. This was inexpensive water but quantity required us to use our sprinklers day and night. During this period we used traveling sprinklers connected by hose to our iron pipes which were installed back in the year 1949. After 23 years of experience with this system we all became quite expert at dodging the sprinklers, turning connections on and off, dragging hoses back and forth, dealing with broken equipment, wet feet, etc. It was just part of the game. Then about seven years back our 20 year old pipe lines began to fall apart, with leaks appearing everywhere. We were continually cutting out whole sections and replacing them. The pressure was running so low that our sprinklers would not cover the area. It became obvious that it was necessary that we replace our entire irrigation system. This subject was investigated over 2 or 3 years and the decision was that it should be an automatic sprinkling system of sufficient capacity so that most or all of the irrigating could be done during the night time. This required a far greater volume and water pressure than available from regular water mains. A committee was appointed. The permanent ones were Rudy Werner (now past President), William A. Boss (now past President), and Herbert Graybeal (described by Rudy as "the brains behind the power"). A tentative plan and estimated costs were developed and the whole summarized and furnished the membership by mail, with a self-addressed post card enclosed for an expression of the member's approval or disapproval of the proposal. The returned cards indicated a 2 to 1 approval. Negotiations with the Irrigation District resulted in the building of a reservoir to serve our needs and that of others in the area. This is capable of delivering to us 1,250 gallons per minute at 105 pounds pressure. The reservoir is up on the hills east of our main entrance. A 12 inch line runs down the hill and down the road and thence on to the Club property. There it is connected to the water supply of the homeowners. Afterwards it is reduced to 8 inches in diameter running to the four sections of our golf course, ending with 6 inch and 4 inch lines connected to 1,300 automatic sprinkler heads, all electronically controlled (at least



most of the time) covering the entire 90 acres we have under grass, including the roughs. The pipelines are 300 pound test P.V.C., which are supposed to last forever. This water supply is now available to us 24 hours a day, all year around. Naturally it takes a long time to properly adjust 1,300 sprinklers, to say nothing of getting all the dirt out of the new pipelines. At the time of this writing they are still working on it. (Have patience, friends. Give them time.) This project was started in 1973 and completed in 1974.

The cost of the installation was as follows:

\$20,000 to Irrigation District to cover our share of cost of Reservoir.

160,000 to the Contractor installing automatic sprinkler system.

\$180,000 - Total (Comparable to \$60,000 of 1950 money.)

If that \$180,000 figure sounds familiar, it is because it happens to be exactly the same amount as the total paid by all our Charter Members for their 300 shares in our "DEVELOPMENT COMPANY".

This seems to have brought us to a complete circle with no need for an ending.

Irwin Reimers recently made a public statement which serves for all the remaining Charter Members. His statement was, "It has been nice to be a part of it all".

## FINALE

By - Ernest D. Wichels

A poet once said: What is past, is prologue. We have tried to write of our enthusiasms, and of our discouragements. We have described the problems, the growing pains, the planning and some mistakes, the trial and error programs.

But, we have also painted a picture of men and women who were determined to provide this community a social and recreational center which it needed, and of which the County might be proud. It is, essentially, a story of individuals who dedicated themselves throughout, to the achievement of that goal; who, in their zeal may sometimes have created differences of opinion and yet, among the more than 900 who have at one time or another been part of our Green Valley family during these 25 years, there has been a unanimity of desire to do what each considered was the best for the Club, for its direction, and for the service and pleasure it could give.

We are not the only ones who faced and had to wrestle with changes, with problems and with requirements; we have lived these 25 years in which our whole society, our national economy, our span of leisure hours, public attitudes, ecological standards, etc. have undergone tremendous evolutionary changes. We've had the additional responsibility of meeting these challenges.

Let us, as we face the future of continued growth and purpose of our Club, resolve to give the same measure of dedication, loyalty, hard work and patience which we so gratefully acknowledge from the membership of the past 25 years.

### PRESIDENTS OF GREEN VALLEY COUNTRY CLUB

1950 Dr. B. C. Kingbury	1962 B. H. "Barney" Russell
1951 Dr. Felix Rossi	1963 Dr. Charles Wilson
1952 Dale Logan	1964 Neil Brown
1953 Dr. Edward Grant	1965 A. P. Anderson, Jr.
1954 Robert Boardman	1966 Robert Arvedi
1955 Dr. Louis C. Moore	1967 Otto Recknagel
1956 Michael Fitzgerald	1968 Dr. Ronald F. Nicoletta
1957 William Green	1969 Don Pearce
1958 Albert Porter	1970 R. F. "Pat" O'Hara, Jr.
1959 LaVerne Tyler	1971 Rudy Werner
1960 Arthur Garben, Sr.	1972 William A. Boss
1961 John Burnham	1973 Robert H. Smith
	1974 Morland C. McManigal

### PRESIDENTS OF GREEN VALLEY LAND AND DEVELOPMENT COMPANY Incorporated November 22, 1949      Dissolved January 16, 1966

1949 to 1953, inc. - Irwin H. Reimers
1954 to 1957, inc. - Dr. B. C. Kingsbury
1958 - Russell L. Taft, Attorney at Law
1959 to 1966, inc. - Paul O'Hara, Attorney at Law who also served as Director and as Chief Counsel for 16 years

### PRESIDENTS OF WOMEN'S DIVISION OF GREEN VALLEY COUNTRY CLUB

1950 Mrs. Ernest D. Wichels (Anne)	1962 Mrs. Otto Recknagle (Betty)
1951 Mrs. Cranston Hopkins (Jean)	1953 Mrs. Paul Crabb (Marie)
1952 Mrs. James D. Richardson (Dotty-Ann)	1964 Mrs. Harry Peterson
1953 Mrs. Philip Lynch (Evelyn)	1965 Mrs. John Beland (Helen)
1954 Mrs. Al Gunther (Marie)	1966 Mrs. James Sear (Ione)
1955 Mrs. Victor M. Castagnetto (Muriel)	1967 Mrs. Barney Burke (Gloria)
1956 Mrs. Everett Brown (Birn)	1968 Mrs. Paul Mullen (Pat)
1957 Mrs. Charles O'Connor (Ruth)	1969 Mrs. Percy Neitzel (Wilmere)
1958 Mrs. Reginald Gaylord (Dorothy)	1970 Mrs. Hugh Busby (Toni)
1959 Mrs. Claude Wilson (Dorie)	1971 Mrs. Payl Bryan, Jr. (Betty)
1960 Mrs. C. Harry Sproule (Charlotte)	1972 Mrs. Robert Dittmer (Lois)
1961 Mrs. Idella Church Dean (Idella)	1973 Mrs. Jules O. Johnson (Jody)
	1974 Mrs. Harle Grover (Peggy)





